

TABLE OF CONTENTS

1. Legal and Practical Objectives of Planning

A.	The Planning Model in Washington	1-1
B.	The Constitutional Basis for Planning.....	1-2
C.	The Statutory Basis for Planning.....	1-3
	Endnotes for Chapter 1	1-11

2. Citizen Participation and the Public Process

Part 1: Citizen Participation..... 2-1

A.	What is Citizen Participation?	2-1
B.	Who Should Be Involved?.....	2-2
C.	Citizen Involvement: A Matter of Timing.....	2-4
D.	Methods for Encouraging Citizen Participation	2-5

Part 2: The Public Process 2-13

A.	Public Meetings/Executive Sessions	2-13
B.	Public Documents/Confidential Documents.....	2-17
C.	Appearance of Fairness	2-19
D.	Public Decisions and Creation of Records	2-22
	Endnotes for Chapter 2	2-28

3. The Growth Management Act

A.	Origins of the Growth Management Act.....	3-1
B.	The Primacy of the Comprehensive Plan.....	3-5
C.	The Goals of Growth Management Planning	3-6
D.	Who Must Plan?.....	3-8
E.	Clarifying Growth Management: Five Challenges for Your County or City.....	3-9

1.	Classification, Designation, Conservation, and Protection: Steps in Resource Lands Conservation and Critical Areas Protection	3-9
2.	Population, County-Wide Planning Policies, Urban Growth Boundaries, and Regional Plans: Regionalizing the Local Planning Process.....	3-13
3.	Comprehensive Plans: The Heart of the Redefined Planning Process Under Growth Management	3-21
	Mandatory Comprehensive Planning Elements for Growth Management	3-22
4.	Zoning and Official Controls: The Coordination of Local Development Regulations and the Requirements for "Consistency" with Comprehensive Plans	3-34
5.	Concurrency Requirements	3-42
F.	Growth Management Hearings Boards.....	3-45
G.	Integrated Project Review	3-46
1.	Background.....	3-46
2.	Local Project Review Act—Integration of Permit and Environmental Review	3-48
3.	Procedural Requirements for Project Review.....	3-49
4.	New Ways of Doing Business at the Local Level.....	3-63
5.	Key Issues	3-64
6.	State Regulatory Reform Resources	3-64
H.	Where to Go for Further Information	3-65
	Endnotes for Chapter 3	3-66
	Appendix 1:	3-74
	Department of Community, Trade and Economic Development Order Form, Listing Guidebooks and Other Material Available Regarding Growth Management	
	Appendix 2:	
	Matrix of Due Dates by County for the Various Growth Management Act Requirements	
	Appendix 3:	
	Thurston County: County-Wide Planning Policies	
	Appendix 4:	
	Gold Bar/Snohomish County UGA Interlocal Agreement	

4. Constitutional Rights and Responsibilities in Planning

A. Due Process	4-1
B. The Taking Issue	4-8
Endnotes for Chapter 4	4-14

5. Development Tools and Techniques

A. Community Development Regulations and Official Controls.....	5-1
B. Platting and Permits: The Development Process.....	5-12
C. Vested Rights	5-30
D. Development Fees/Impact Fees	5-31
E. Development Limitations—The Final Word.....	5-33
F. Financing Public Improvements.....	5-34
Endnotes for Chapter 5	5-40
Appendix 1:	5-47
City of Brewster Variance Information	
Appendix 2:	5-51
City of Brewster Conditional Use Permit Information	

6. Planning and Environmental Legislation

A. State Environmental Policy Act	6-1
B. Water Quality Protection	6-7
Endnotes for Chapter 6	6-11

7. The Shoreline Management Act

A. Overview	7-1
B. Shoreline Master Programs	7-3
C. Permits and Decisions.....	7-4
Endnotes for Chapter 7	7-7

8. *County/Tribal Planning Issues*

A.	Coordinating With Tribal Governments	8-1
B.	Indian Tribes of Washington State.....	8-4
	Endnotes for Chapter 8	8-17

9. *Transportation Planning in Washington*

A.	Introduction	9-1
B.	Fundamentals of Transportation Planning.....	9-2
C.	Statewide Transportation Planning.....	9-25
D.	Transportation Improvement Program and State Transportation Improvement Program	9-29
E.	Implementation of Programs and Projects.....	9-33
	Endnotes for Chapter 9	9-38

10. *Annexation Procedures*

A.	Why Annex?	10-1
B.	The Evaluation of Annexation Proposals	10-2
C.	Consequences of Annexation	10-3
D.	Preliminary Matters	10-7
E.	Methods of Annexation in First, Second, Third, and Fourth Class Municipalities.....	10-10
F.	Methods of Annexation in Code Cities	10-16
G.	Review Boards.....	10-21
	Endnotes for Chapter 10.....	10-23